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DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
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November 3, 2004

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: SUPPLEMENTAL AGREEMENT TO CITY MANAGER AGREEMENT NO. 2004-0606, WITH BASELINE ENVIRONMENTAL CONSULTING FOR ADDITIONAL TASKS NECESSARY TO COMPLETE THE REMEDIAL INVESTIGATION OF CONTAMINATION FOR SITE CLOSURE AT THE SACRAMENTO TRAPSHOOTING CLUB

LOCATION AND COUNCIL DISTRICT:

3645 Fulton Avenue - Sacramento Trapshooting Club at the northern terminus of Fulton Avenue near the Capital City Freeway; (District 3)

RECOMMENDATION:

Staff recommends that the City Council adopt the attached resolution authorizing the City Manager to execute a Supplemental Agreement to City Manager Agreement No. 2004-0606 with Baseline Environmental Consulting. This agreement is for completion of additional tasks to produce a remedial investigation necessary to obtain regulatory site closure of the Sacramento Trapshooting Club. The Supplemental Agreement authorizes the additional expenditure of \$65,144. The original agreement amount was for \$65,550. The total cost of the original and the proposed supplemental agreement will be \$130,694.

CONTACT PERSONS: Brad Shirhall, Associate Planner, 264-7483
Ellie Buford, Principal Planner, 264-5935

FOR CITY COUNCIL MEETING OF: November 30, 2004 (afternoon session)

SUMMARY:

The City is conducting a remedial investigation of contamination in anticipation of closing the Sacramento Trapshooting Club. The regulatory agencies with jurisdiction over the onsite contamination, and with ultimate authority over the City's ability to close the club and establish a new land use, are requiring a comprehensive sampling program. Compliance with the agencies' requests require work over and above that originally foreseen in the prior scope of work, and a subsequent increase in the original cost estimate. This staff report requests City Council approval of contract amendment and additional funding since the contract will now exceed \$100,000.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND:

The Sacramento Trapshooting Club has operated a shooting range at the present location within the Haggin Oaks Golf Complex for approximately 80 years. The site is leased from the City. Trapshooting results in the deposit of lead shot and clay pigeon debris over a relatively large area. Approximately 750,000 square feet (17 acres) are contaminated to some extent with elemental lead and polynuclear aromatic hydrocarbons (PAH). The PAHs are components of the tar used to bind the clay of the pigeons. The site may also be contaminated with arsenic, antimony, and nickel which are all found in lead shot.

To close the Sacramento Trapshooting Club and prepare the site for other land uses, as directed by the City Council in prior policy actions, a cleanup of the above materials must be initiated since, depending on concentration, some are considered hazardous waste under federal and state law. In July 2004 the City initiated a process under the regulatory oversight of the County of Sacramento Environmental Management Department (EMD) and the California Regional Water Quality Control Board (Board) wherein the contamination of the site would be characterized and appropriate remediation would be developed and ultimately implemented.

When the investigation was initiated in July there was some uncertainty as to the acceptability by the Board and the EMD of the City's existing data that was collected in 1995. Both agencies ultimately found data gaps that leave questions unanswered as to the vertical (down into the soil and groundwater) and lateral (beyond the confines of the leased area) extent of contamination. In response the City's consultant prepared a second workplan for sampling that both the Board and the EMD have found acceptable. However, the additional sampling and laboratory analysis has substantially increased the anticipated cost of the investigation. Hence this request for funding of a contract that exceeds \$100,000.

Economic Development staff is preparing a report back to City Council with an update on the site due diligence. The intention of the due diligence is to provide a new "market rate" tenant with a site that can be leased for development.

FINANCIAL CONSIDERATIONS:

The original contract amount of \$65,500 was jointly funded by the Convention, Culture & Leisure and Economic Development Departments. The Convention Culture and Leisure portion (\$21,000) was accumulated through a "per shoot" fee paid by Sacramento Trapshooting Club members. The Economic Development Department's initial share came from the Economic Development Assistance Program (EDAP). The proposed Supplemental Agreement in the amount of \$65,144 will be paid entirely from the EDAP account. Sufficient funding exists for the proposed supplement.

POLICY CONSIDERATIONS:

Per Sacramento City Code, Chapter 58.02.202 and City Manager's memorandum dated July 30, 1993 (*Authority for Execution of Contracts - Revision*), the City Council must approve contracts wherein total costs (including supplemental agreements) exceed \$100,000.

ENVIRONMENTAL CONSIDERATIONS:

None.

ESBD CONSIDERATIONS:

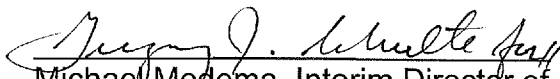
Baseline Environmental Consulting is an ESBD firm certified (BAE5075A30P) with the City of Sacramento.

Respectfully submitted:




Gary Stonehouse, Planning Director

Approved:



Michael Medema, Interim Director of
Development Services Department

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON THE DATE OF _____

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A SUPPLEMENTAL AGREEMENT WITH BASELINE ENVIRONMENTAL CONSULTING FOR ADDITIONAL TASKS NECESSARY TO COMPLETE THE REMEDIAL INVESTIGATION OF CONTAMINATION FOR SITE CLOSURE AT THE SACRAMENTO TRAPSHOOTING CLUB.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

- 1. The City Manager is hereby authorized to enter into a Supplemental Agreement in the amount of \$65,144 with Baseline Environmental Consulting for the completion of tasks necessary to complete the remedial investigation of contamination for site closure at the Sacramento Trapshooting Club. This supplemental agreement brings the total cost for City Manager Agreement No. 2004-0606 to \$130,694.

MAYOR

ATTEST:

CITY CLERK

(BS/PL)

FOR CITY CLERK USE ONLY

RESOLUTION NO.:

DATE ADOPTED: